143.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,500 / 865,500
					USE VALUE:	865,500 / 865,500
					ASSESSED:	865,500 / 865,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MURRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADLEMAN GEORGE L/TRUSTEE
Owner 2:	ZEFTEL MONA D/TRUSTEE
Owner 3:	27 ROCKPORT ROAD REALTY TRUST
Street 1:	11 MURRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ADLEMAN GEORGE L--ETAL -
Owner 2:	ZEFTEL MONA D -
Street 1:	11 MURRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,628 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 2332 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4628.000	417,800	600	447,100	865,500
Total Card	0.106	417,800	600	447,100	865,500
Total Parcel	0.106	417,800	600	447,100	865,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.14 | /Parcel: 371.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93062
GIS Ref:
GIS Ref:
Insp Date: 04/20/18

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	417,900	600	4,628.	447,100	865,600	865,600	Year End Roll	12/18/2019
2019	101	FV	312,300	600	4,628.	419,100	732,000	732,000	Year End Roll	1/3/2019
2018	101	FV	314,100	0	4,628.	346,500	660,600	660,600	Year End Roll	12/20/2017
2017	101	FV	314,100	0	4,628.	318,500	632,600	632,600	Year End Roll	1/3/2017
2016	101	FV	314,100	0	4,628.	290,600	604,700	604,700	Year End	1/4/2016
2015	101	FV	296,700	0	4,628.	285,000	581,700	581,700	Year End Roll	12/11/2014
2014	101	FV	296,700	0	4,628.	264,900	561,600	561,600	Year End Roll	12/16/2013
2013	101	FV	296,700	0	4,628.	252,000	548,700	548,700		12/13/2012

!11136!

PRINT

Date	Time
12/11/20	01:20:24

LAST REV

Date	Time
05/14/18	11:07:06

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11136

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADLEMAN GEORGE	69281-516		5/15/2017	Convenience	10	No	No		
ZEFTEL LEO	23140-116		5/3/1993		1	No	No		F

USER DEFINED

Prior Id # 1:	93062
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2017	1113	Re-Roof	13,067	C				
10/8/2003	865	Addition	176,000	C		G6	GR FY06	BMT, FFL, SFL W/LO

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Meas/Inspect	CC	Chris C
11/22/2008	Meas/Inspect	189	PATRIOT
1/6/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4628		Sq. Ft.	Site		0	80.	1.21	9									447,072						447,100	

Total AC/HA: 0.10624 | Total SF/SM: 4628 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 447,072 | Spl Credit | Total: 447,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10025728
Const Adj.:	0.98990101
Adj $ / SQ:	141.589
Other Features:	87568
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468439
Depreciation:	50591
Depreciated Total:	417848

COMMENTS

PDAS. OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

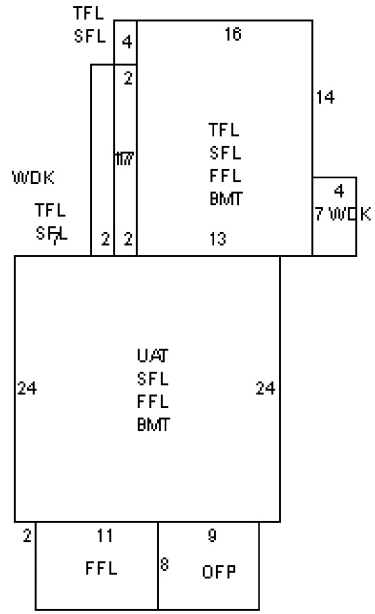
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.59
Special Features:	0	Val/Su Net:	118.63
Final Total:	417800	Val/Su SzAd	179.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,000	141.590	141,589
SFL	Second Floor	954	141.590	135,076
BMT	Basement	912	42.480	38,739
TFL	Third Floor	378	141.590	53,521
UAT	Upper Attic	144	56.640	8,156
OFP	Open Porch	72	39.020	2,809
WDK	Deck	62	15.840	982

	Net Sketched Area:	3,522		Total:	380,872
Size Ad	2332	Gross Are	3954	FinArea	2332

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	100				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X15	A	AV	2013	5.03	T	5	101			600			600
2	Frame Shed	D	Y	1	5X8	A	AV	2013	0.00	T	4.8	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600